



EMBLEMS, GREAT DUNMOW

GUIDE PRICE – £635,000

- 4 BEDROOM DETACHED FAMILY HOME
- DINING ROOM
- LARGE LIVING ROOM
- KITCHEN / BREAKFAST ROOM
- HOME OFFICE
- BEDROOM 1 WITH EN-SUITE
- FAMILY BATHROOM
- WELL MANICURED REAR GARDEN
- OFF-ROAD PARKING AND DOUBLE GARAGE

We are pleased to offer this 4 bedroom detached property in Emblems, Great Dunmow. This property boasts a living room, dining room, home office, kitchen / breakfast room, bedroom 1 with en-suite and family bathroom. Outside, the property enjoys a well manicured rear garden, double garage and driveway with parking for 4 cars.





With UPVC panel and obscure glazed front door with obscure glazed side lights opening into:

Entrance Hall

With stairs turning to first floor landing, understairs storage cupboard, ceiling lighting, smoke alarm, wall mounted radiator, fitted carpet, telephone and power points, doors to rooms.

Living Room – 17'7" x 11'6"

With sliding patio doors to rear garden, gas fireplace with stone and timber surround and hearth, ceiling lighting, wall mounted radiators, TV and power points, fitted carpet.

Home Office – 9'9" x 7'11"

With window to front, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Dining Room – 12'1" x 9'9"

With window to front, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Cloakroom

Comprising a close coupled WC, pedestal wash hand basin with twin taps and tiled splashback, obscure window to side, wall mounted fuse board, ceiling lighting, wall mounted radiator, linoleum flooring.

Kitchen / Breakfast Room – 19'5" x 9'10"

With window and sliding patio doors leading out to rear garden and cops woodland beyond, ceiling lighting, wall mounted radiator, tile effect linoleum flooring, with kitchen area comprising an array of eye and base level cupboards and drawers with complimentary rolled worksurface and tiled splashback, one and a half bowl single drainer composite sink unit and mixer tap, 4 ring gas hob with extractor fan above, integrated double SMEG oven, recess power and plumbing for washing machine and dishwasher, recess and power for tall fridge-freezer, array of power points.

First Floor Galleried Landing

With ceiling lighting, smoke alarm, access to loft, window to front, power point, wall mounted radiator, doors to rooms.

Bedroom 1 – 14'2" x 10'1"

With windows overlooking rear garden and copse woodland beyond, wall mounted radiator, TV, telephone and power points, fitted carpet, recess ideal for large bank of built-in wardrobes, additional recess for dressing table and door to:

En-suite

Comprising a three piece suite of panel enclosed bath with mixer tap and integrated shower over, tiled and glazed screening, close coupled WC, pedestal wash hand basin with twin taps, half tiled surround, obscure window to side, ceiling lighting, wall mounted radiator, extractor fan, linoleum flooring.

Bedroom 2 – 13'2" x 9'9"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 3 – 12'8" x 9'9"

With window to front ceiling lighting, wall mounted radiator, telephone and power points, fitted carpet.

Bedroom 4 – 11'11" max x 8'0"

With window to front ceiling lighting, wall mounted radiator, power points, fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, pedestal wash hand basin with twin tap, close coupled WC, half tiled surround, obscure window to rear, ceiling lighting, extractor fan, wall mounted radiator, linoleum flooring, airing cupboard housing pressurised hot water cylinder and slatted shelves.

OUTSIDE

The front of the property is approached by a paved pathway to front door with two sections of lawn, large tarmac driveway supplying off-street parking for 4 vehicles leading to:

Double Garage

With double up and over doors, power, lighting, eaves storage with personnel door to from garage and personnel gate to:

Rear Garden – 55" x 30"

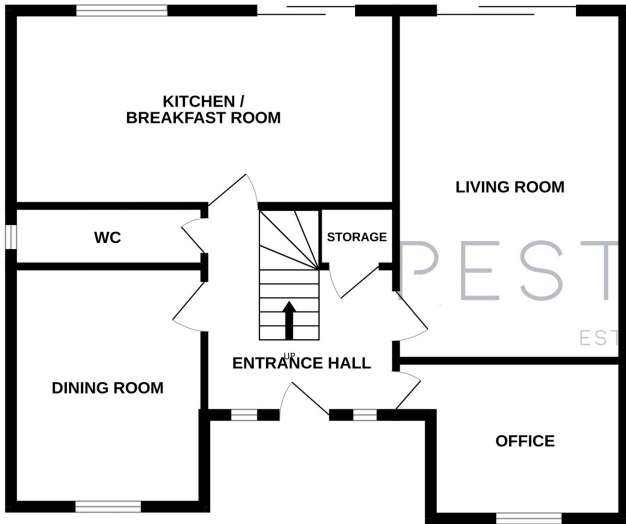
Extremely well-manicured into a variety sections of entertaining patio, lawn, storage area, all retained by close boarded fencing, with well stocked shrub and herbaceous borders, outside water point can be found.



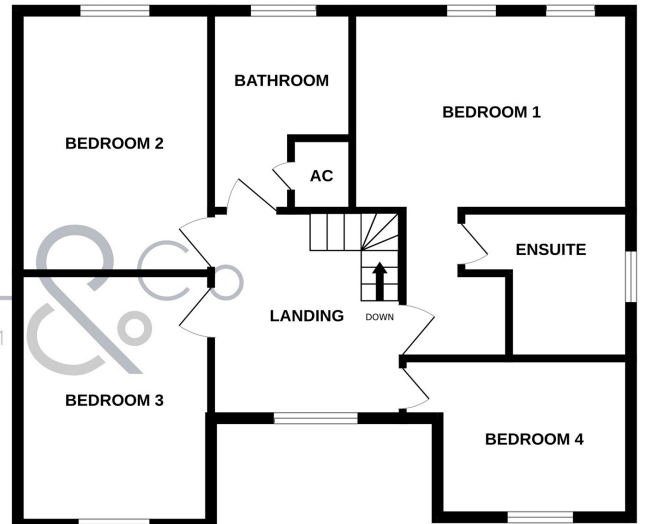
DETAILS

AWAITING EPC

GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Emblems is located a short walk from the high street of Great Dunmow which offers schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. The mainline railway station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

23 Emblems, Great Dunmow, CM6 2AG

COUNCIL TAX BAND

Band F

SERVICES

Gas fired central heating, mains drainage and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Are you a developer looking for an agent to market or value your site?